



6, 7

## Planning Commission Staff Report

**TO:** PLANNING COMMISSION

**FROM:** MARIA S. CADAVID, AICP, CSBA, SENIOR PLANNER  
480-503-6812, MARIA.SUNIGA-CADAVID@GILBERTAZ.GOV

**THROUGH:** CATHERINE LORBEER, AICP, PRINCIPAL PLANNER  
480-503-6016, CATHERINE LORBEER@GILBERTAZ.GOV

**MEETING DATE:** MAY 7, 2014

**SUBJECT:**

- A. Z14-09, THE ENCLAVE VIA BELLA: REQUEST TO REZONE APPROXIMATELY 13 ACRES OF REAL PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF HIGLEY ROAD AND HOUSTON AVENUE FROM TOWN OF GILBERT SINGLE FAMILY - 35 (SF-35) ZONING DISTRICT TO TOWN OF GILBERT SINGLE FAMILY-10 (SF-10) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.**
- B. S14-04, THE ENCLAVE VIA BELLA: REQUEST TO APPROVE PRELIMINARY PLAT AND OPEN SPACE PLAN FOR 20 SINGLE FAMILY HOME LOTS (LOTS 1-20) ON APPROXIMATELY 13 ACRES OF REAL PROPERTY LOCATED AT THE NORTHEAST CORNER OF HIGLEY ROAD AND HOUSTON AVENUE IN THE REQUESTED FOR APPROVAL SINGLE FAMILY RESIDENTIAL - 10 (SF-10) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.**

<b>STRATEGIC INITIATIVE:</b>	Community Livability
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This application constitutes a sustainable infill residential project that proposes to use infrastructure already in place to bring to life a residential development compatible with the current surrounding uses.

## **RECOMMENDED MOTION**

- A. FOR THE REASONS SET FORTH IN THE STAFF REPORT, MOVE TO RECOMMEND APPROVAL TO THE TOWN COUNCIL FOR Z14-09, AS REQUESTED, SUBJECT TO THE CONDITIONS LISTED IN THE STAFF REPORT.**
- B. APPROVAL OF THE S14-04, PRELIMINARY PLAT FOR ENCLAVE VIA BELLA, APPROXIMATELY 13 ACRES CONSISTING OF 20 SINGLE FAMILY LOTS (LOTS 1-20) LOCATED AT THE NORTHEAST CORNER OF HIGLEY ROAD AND HOUSTON AVENUE IN THE REQUESTED SINGLE FAMILY RESIDENTIAL -10 (SF-10) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY, SUBJECT TO CONDITIONS.**

## **APPLICANT/OWNER**

Company:	Ashton Woods of Arizona	Company:	
Name:	Mari Flynn	Name:	Jeff Erickson
Address:	6991 E. Camelback Road Suite Suite A 200 Scottsdale, AZ 85251	Address:	3616 E. Tremaine Ct. Gilbert, AZ 85234
Phone:	480-503-2258	Phone:	480-221-8166
Email:	<a href="mailto:mflynn@ashtonwoodshomes.com">mflynn@ashtonwoodshomes.com</a>	Email:	<a href="mailto:drjefferickson@gmail.com">drjefferickson@gmail.com</a>

## **BACKGROUND/DISCUSSION**

### **History**

<i>Date</i>	<i>Action</i>
<i>August 3, 2004</i>	The Town Council adopted Ordinance No. 1587 (Z04-14) and rezoned (conventional zoning) approximately 13 acres from Maricopa County to Town of Gilbert Single Family Residential (R1-35).
<i>May 22, 2007</i>	The Town Council adopted Ordinance No. 1952 (Z07-31) that changed the zoning designation of the entire acreage to conform to the designations in the Land Development Code (LDC).
<i>April 2, 2014</i>	The Planning Commission was presented with this application (Z14-09) at their study session meeting.

### **Overview**

The proposed amendment consists of approximately 13 acres located at the northeast corner of Higley Road and Houston Avenue, which was rezoned in 2007 and final plat recorded on April 6, 2007 as the Enclave-Via Bella subdivision. The current final plat contains 10 residential lots with the zoning designation of residential Single Family-35 (SF-35) conventional zoning. This request is to change the zoning district designation to Single Family-10 (SF-10) with a Planned Area Development (PAD) overlay to provide 20 single-family residential lots ranging from

16,000 to almost 19,000 square feet. The request also proposes a few deviations from the development standards of the requested zoning district.

**Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
North	Regional Commercial (RC)	Regional Commercial (RC)	Vacant (Initiating preliminary plat process for the creation of a commercial subdivision).
South	Houston Avenue then Residential > 3-5 DU/Acre	Single Family-6 (SF-6)	Durango Subdivision
East	Residential > 1-2 DU/Acre	Single Family-10 (SF-10)	Private Residential Property
West	Higley Road, then Residential > 2-3.5 DU/Acre	Higley Road then Single Family-6 (SF-6) and Single Family-15 (SF-15)	Carriage Lane 10 Subdivision
Site	Residential > 1-2 DU/Acre	Single Family-35 (SF-35)	The Enclave-Via Bella (partial completion of improvements).

**Proposed PAD Modifications (In Bold)**

Development Standards	<b>Existing Development Enclave-Via Bella</b>	<b>LDC Regulations</b>	<b>Proposed Development for Enclave-Via Bella.</b>
Existing Zoning District:	Single Family-35 (SF-35) conventional zoning	Single Family-10 (SF-10)	Single Family-10 (SF-10) with a PAD overlay zoning district
Applicable Standards:			
Minimum Lot Area (sq. ft.)	35,000 sq. ft.	10,000 sq. ft.	16,000 to 19,800 sq. ft.
Minimum Lot Dimensions (ft)	140' x 160'	85' x 110'	<b>84'</b> * and 85' x 160' -
Maximum Height (ft.)/Stories	--	30/2	30/2

Front Yard Setback	40'	25'	25'
Side Yard Setback	20'	10'/10'	10' and 9'**
		15'/10'	15'/9'***
Rear Yard Setback	40'	30'	40' ****
Lot Coverage	30% single-story 30% two/ three-story		45% single-story 40% two/three-story

\* For lots 5-10. Total of 6 Lots

\*\* For lots 5-10

\*\*\* Lot 20 abutting an arterial street

\*\*\*\* 40' for two-story houses backing onto the Regional Commercial zoning district along the north boundary of the subject site.

## **REZONING**

The rezoning proposes to develop a residential subdivision that still offers large lots compatible with the zoning district designation in the surroundings. The requested deviations from the Single Family-10 (SF-10) zoning district and will allow the utilization of infrastructure already laid out and offer a diverse housing product. These deviations include:

- Reduction in the lot width by 1 foot (85' to 84') for lots 5-10 east of the common area, due to placement of current infrastructure.
- Reduction in the side setback from 10' and 10' to 10' and 9' for lost 5-10. Staff considers this deviation a function of the proposed deviation above. Also on lot 20, the required 15' and 10' side setback requirement will be modified to 15' and 9' to enable hook up to the existing utility lines to cause minimal disturbance.
- Deviation from LDC Section 2.104.B, which limits the height of the units backing onto the Regional Commercial (RC) zoning district to single-story. Staff supports this deviation as a Congregate Care Facility is proposed to the north of the site and is currently in review with the Design Review Board. Another mitigation factor is the lots' depth (160' and over); however, staff is of the opinion that it is necessary to maintain the current minimum rear setback dimension of 40' (SF-35) instead of the 30' (SF-10) for any two-story house built along the northern boundary of the parcel.

The applicant clarified the status of the separation fence and upon visual survey, she was able to confirm that there is no chain link fence in any portion of the boundaries of this parcel or the existing residential to the east.

## **Medium Density Residential Design and Development Guidelines:**

The revision to the current layout of the Enclave-Via Bella and the use of the existing infrastructure and open space improvements fulfill the intent of the Town's subdivision and open space design guidelines by:

- Maintaining the original orientation of the lots and subdividing each parcel to produce narrower lots but still deep enough (minimum of 160 feet) to provide adequate transition between dissimilar uses (north boundary).

- Providing common open space areas (tracts D, E and F) that amount to 1.6 acres (12.4% of net area) of open space (10% minimum required). The revised layout maintains the centralized large active and perimeter passive open space, which also extends to the end sides of the subdivision where passive open space areas are located. Although it will be a gated infill subdivision it will provide pedestrian access on the sides of the gates.
- Integrating the existing entry monuments to provide character and identity to the development.

### **PRELIMINARY PLAT**

The proposed preliminary plat consists of 20 residential gated lots subdivision based on the pending rezoning approval for SF-10 PAD zoning district. The proposed deviations from the development standards for the SF-10 zoning district will be minimal and mainly to permit re-use of the existing improvements. The gross density of The Enclave-Via Bella will be approximately 1.5 DU/ Acre.

The proposed concept drainage design will create a drainage easement area to the front of every two consecutive lots and must be maintained free of permanent encumbrances. Engineering has accepted this concept design; however, staff placed a condition to ensure the observance of this restriction for the life of the project.

The design of the proposed preliminary plat for The Enclave-Via Bella is in substantial conformance with the development plan exhibit proposed under Z14-09, with regard to number of lots, access and circulation, landscape, and open space areas as well as overall site design.

### ***Landscape Plan***

The landscape design (existing and proposed) includes shade and semi-deciduous trees such as Live Oak, Evergreen Elm, Brazilian Pepper and Chitalpa Tree accented with Date palms which demarcate the entrance and central hardscape features. The updated design complements the existing landscape improvements. However, the second review of the landscape plan, which now includes information on the existing plant material, reveals that the open space tracts on the side ends of the subdivision (tracts D and F) are not called out on the plan as being landscaped, with the exception of two (2) limited turfed areas within tract D. Staff conditions that these areas be landscaped and that proper notation are included on the revised landscape plan.

To comply with the minimum requirement for the count of trees along the street frontage (LDC 4.303.M.1), the project will be conditioned to add two 24" box trees on Higley Road and also two (2) additional 24" box trees on each side of the entrance to the subdivision along the Houston Avenue frontage. Lastly, the northeast corner of the sports court misses one (1) 24" box Live Oak to balance the trees already installed.

### **PUBLIC NOTIFICATION AND INPUT**

A notice of public hearing was published in a newspaper of general circulation in the Town, and an official notice was posted in all the required public places within the Town.

Staff has received no comment from the public.

The applicant held a neighborhood meeting on February 18, 2014 at 7:00 p.m. at Carol Ray Ranch elementary School Library. It was attended by seven (7) property owners, the applicant, the development team and staff. They raised questions addressing the following issues which were answered by the applicant:

- Number of lots
- Price of houses to be built
- Lot sizes
- Ownership and closing date for the property's acquisition
- How many plans will be offered?
- Placement of the two-story homes (property owner to the east)
- Will the new community maintain the gates?
- Size of homes and lots
- Size of garages
- A couple of attendees requested copies of the elevations proposed.

### **SCHOOL DISTRICT COMMENTS**

The Gilbert School District (GSD) in a memo dated January 9, 2014 indicate that the applicant and the district have reached an agreement on the voluntary donation program to the District and that they will be able to accommodate students associated with The Enclave-Via Bella development.

### **PROPOSITION 207**

An agreement to “Waive Claims for Diminution in Value” Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. These waivers are located in the case file.

### **REASONS FOR THE REZONING RECOMMENDATION**

1. The proposed zoning amendment conforms to the General Plan, neighborhood, or other plan and any overlay zoning district.
2. All required public notice has been conducted in accordance with applicable state and local laws.
3. All required public meetings and hearings have been held in accordance with applicable state and local laws.
4. The proposed rezoning supports the Town's strategic initiative for Community Livability. It supports the motto “Gilbert: Clean, Safe, Vibrant.”

## **PRELIMINARY PLAT FINDINGS**

Staff provides the following findings of facts, subject to the conditions of approval provided below to substantiate approval of **S14-04** Enclave-Via Bella Preliminary Plat:

1. The project is consistent with the Residential Design Guidelines;
2. The project conforms to the General Plan and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby residential development; and
5. The project design provides for safe and efficient provision of public services.

## **STAFF RECOMMENDATION**

A. For the following reasons: the development proposal conforms to the intent of the General Plan and can be coordinated with existing and planned development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval to the Town Council for **Z14-09**, a request to amend Ordinance Nos. 1587 and 1952 to rezone approximately 13 acres of real property located at the northeast corner of Higley Road and Houston Avenue from residential Single-Family-35 (SF-35) to residential Single Family-10 (SF-10) zoning district with a Planned Area Development (PAD) subject to the following conditions:

1. The Enclave-Via Bella Planned Area Development (PAD) shall be developed in conformance with the Town's zoning requirements for the Single Family-10 (SF-10) and all development shall comply with the Town of Gilbert Land Development Code except as modified by the following:

<b>The Enclave-Via Bella</b>					
Zoning District	Min. Lot Width Dimensions (Ft)	Setbacks			Coverage (%)
		Front	Sides	Rear	One/Two-Story
<b>Single Family-10 (SF-10) PAD</b>	<b>84'*</b>	30'	10'/9** 15'/9'***	<b>40****</b>	45%/ 40%

\* For lots 5-10 only

\*\* For lots 5-10 only

\*\*\* Lot 20 abutting an arterial street

\*\*\*\* 40' for two-story houses backing onto the Regional Commercial zoning district along the north boundary of the subject site.

2. Two-story dwelling units may be built on lots 1 thru 9 abutting the Regional Commercial (RC) zoning district designation

3. No structures shall be constructed in or across the drainage easements, nor shall other improvements or alterations be made to the drainage easements that are part of the lots in this development without the Town of Gilbert's Engineering Division's authorization.

B. Move to approve the findings and **S14-04**, The Enclave-Via Bella, approximately 13 acres of 20 single family lots (Lots 1-20), generally located at the northeast corner of Higley Road and Houston Avenue in the Single Family Residential -10 (SF-10) zoning district with a Planned Area Development (PAD) overlay, subject to the following condition:

1. The Final Plat for the Enclave-Via Bella shall be in substantial conformance with Exhibits No. 4 and 5 Preliminary Plat and Open Space, approved by the Planning Commission at the May 7, 2014 public hearing.
2. Approval of the Preliminary Plat is subject to Town Council approval of Z14-09.
3. Prior to Construction Drawing submittal, a revised landscape plan shall be submitted to the Planning staff with the following changes:
  - a. Tracts D and F are landscaped and have proper notation.
  - b. Add two (2) 24" box trees on Higley Road landscape easement and add two (2) 24" box trees on each side of the entrance to the subdivision along the Houston Avenue frontage.
  - c. Add one (1) 24" box Live Oak at the northeast corner of the sports court.

Respectfully submitted,



Maria S. Cadavid, AICP, CSBA  
Senior Planner

**Attachments:**

1. Notice of Public Hearing Map
2. Zoning Exhibit
3. Development Plan
4. Preliminary Plat
5. Landscape/Open Space
6. Minutes from a Planning Commission Study Session 4/2/14



**Z14-09**

**Attachment 1: Notice of Public Hearing Map**

**May 7, 2014**

## **Notice of Public Hearing**

**PLANNING COMMISSION DATE:**

**Wednesday, May 7, 2014\* TIME: 6:00 PM**

**TOWN COUNCIL DATE:**

**Thursday, June 5, 2014\* TIME: 7:00 PM**

**LOCATION: Gilbert Municipal Center, Council Chambers**

**50 E. Civic Center Drive**

**\* Call Planning Department to verify date and time: (480) 503-6700**

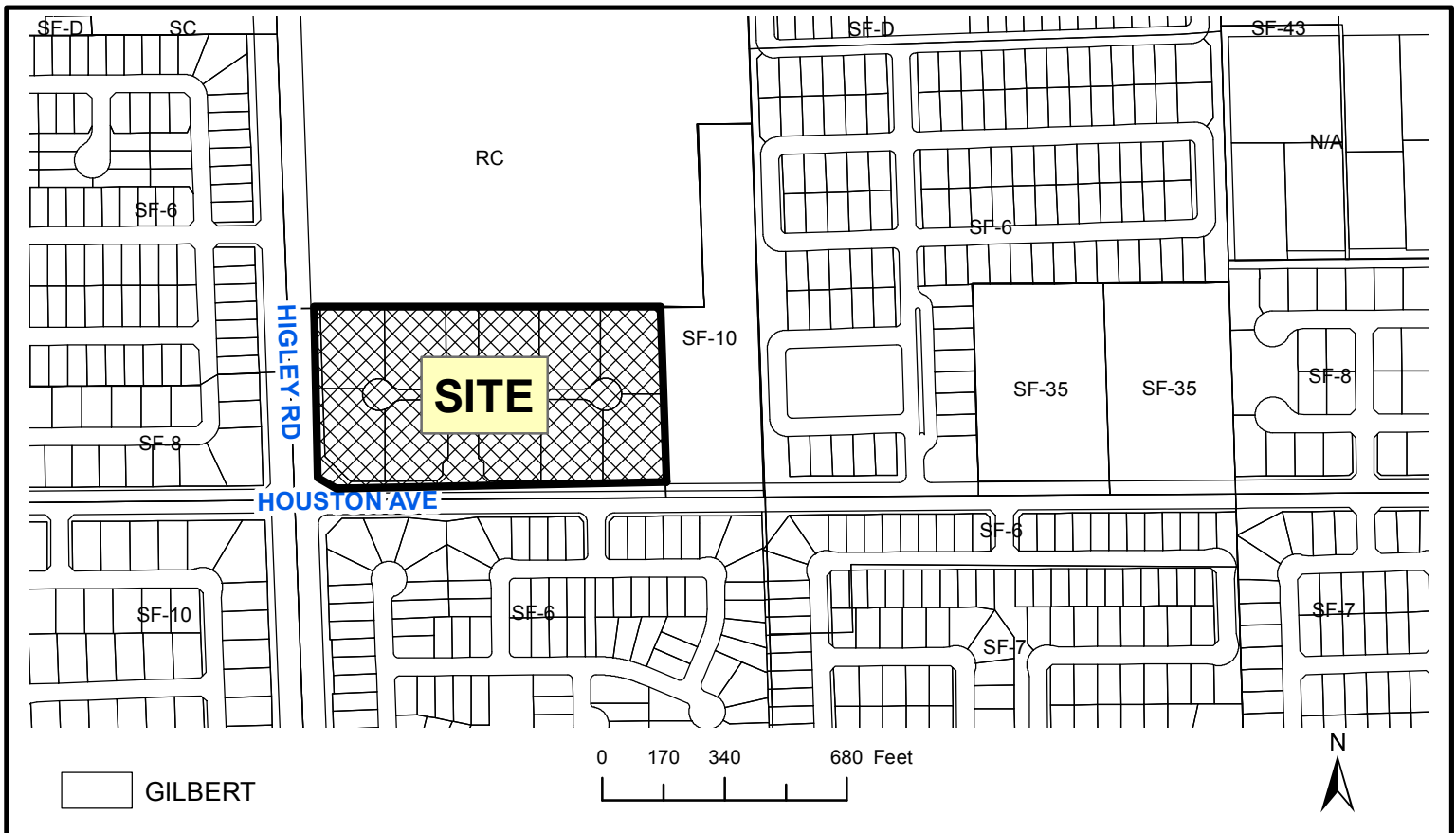
### **REQUESTED ACTION:**

S14-04: Request to approve Preliminary Plat and Open Space Plan for the Enclave-Via Bella by Ashton Woods Homes, for 20 home lots (Lots 1-20) on approximately 13 acres of real property located at the northeast corner of Higley Road and Houston Avenue in the requested for approval Single Family Residential -10 (SF-10) zoning district with a Planned Area Development (PAD) overlay zoning district.

Z14-09: Request to rezone approximately 13 acres of real property generally located at the northeast corner of Higley Road and Houston Avenue from Town of Gilbert Single Family Residential - 35 (SF-35) zoning district to Single Family Residential -10 (SF-10) zoning district with a Planned Area Development overlay (PAD) zoning district to modify minimum lot width dimensions, minimum side setbacks, maximum height next to non-residential land use classifications and the height of separation fences adjacent to non-residential districts. The effect of the rezoning will be to increase the residential density, reduce the lot's width dimension, reduce setbacks requirements, increase permitted building height and reduce the height of the separation fence.

\* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m.

### **SITE LOCATION:**



**APPLICANT: Ashton Woods Arizona LLC**

**CONTACT: Mari Flynn**

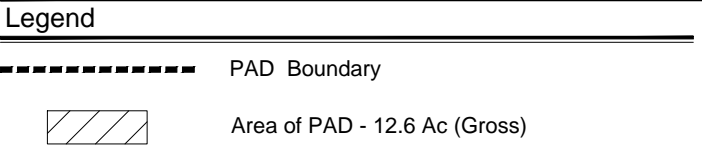
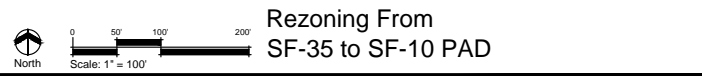
**ADDRESS: 6991 E. Camelback Road, Suite A-200  
Scottsdale, AZ 85251**

**TELEPHONE: (480) 515-9955 x223**

**E-MAIL: [mflynn@ashtonwoodshomes.com](mailto:mflynn@ashtonwoodshomes.com)**

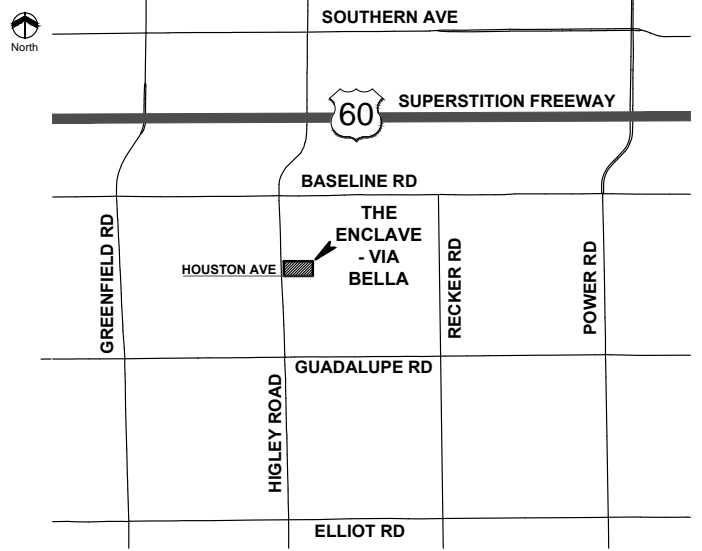


THE ENCLAVE - VIABELLA  
GILBERT, ARIZONA  
Planned Area Development  
ZONING EXHIBIT



**Z14-09**  
**Attachment 2: Zoning Exhibit**  
**May 7, 2014**

Vicinity Map  
Not to Scale



Notes

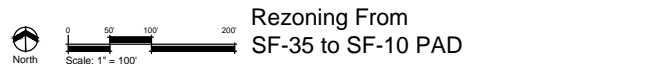
1. This exhibit is conceptual and subject to change through the design and development process.

**HILGARTWILSON**  
ENGINEER | PLAN | SURVEY | MANAGE  
1661 E. CAMELBACK RD., STE. 275 | P: 602.490.0535 / F: 602.325.0161  
PHOENIX, AZ 85016 www.hilgartwilson.com

FEBRUARY 26, 2014  
HW Project Number: 1405.01  
Project Manager:  
Designed By: HW  
Drawn By: DD  
Revision Date:



THE ENCLAVE - VIABELLA  
GILBERT, ARIZONA  
Planned Area Development  
PRELIMINARY DEVELOPMENT PLAN



Legend

-----	PAD Boundary - Area of PAD - 12.6 Ac (Gross)
-----	Drainage Easement

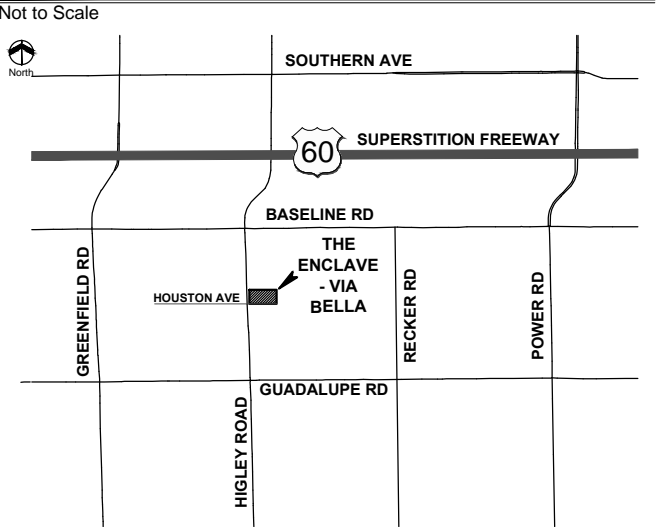
Lot and Tract Table

LOT TABLE		TRACT TABLE	
LOT NO.	AREA (SQ.FT)	TRACT	AREA (SF) USE
1	18,582	TRACT A	17,213 LS, RD & PAE
2	16,238	TRACT B	4,881 LS, RD & PAE
3	18,689	TRACT C	50,736 LS, RD & PAE
4	19,538	TRACT D	5,958 RD & VNAE
5	19,023	TRACT E	20,506 RD, PAE, REC & VNAE
6	18,998	TRACT F	9,587 RD & VNAE
7	18,998		
8	18,463		
9	16,090		
10	17,518		
11	18,659		
12	16,458		
13	18,562		
14	19,227		
15	19,227		
16	18,588		
17	18,273		
18	18,858		
19	16,670		
20	19,525		

AREA (SF)	
TOTAL LOT AREA	366,184
TOTAL TRACT AREA	108,881

\*\*OPEN SPACE AREA 1.57 AC (12.4%)

Vicinity Map



Notes

1. This exhibit is conceptual and subject to change through the design and development process.

**HILGARTWILSON**  
ENGINEER | PLANNING | SURVEY | MANAGEMENT  
1061 E. CAMELBACK RD., STE. 275 | P: 602.490.0535 / F: 602.325.0161  
PHOENIX, AZ 85016

APRIL, 2014  
HW Project Number: 1405.01  
Project Manager: HW/  
Designed By: DD  
Drawn By: DD  
Revision Date:

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, T.1S., R.6 E., G.& S.R.M., MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 2;

THENCE, EAST, 96.84 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2;

THENCE, N.00°00'00"W., 40 FEET TO THE POINT OF BEGINNING;

THENCE, N.45°51'32"W., 47.38 FEET;

THENCE, N.1°43'30"W., 457.57 FEET, ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER;

THENCE, N.90°00'00"E., 970.63 FEET ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER;

THENCE, S.1°33'24"E., 490.54 FEET;

THENCE, S.90°00'00"W., 936.17 FEET ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING

PROJECT DATA TABLE						
PARCEL	GENERAL PLAN	ZONNING DISTRICT	*GROSS AREA	NET AREA	LOT COUNT	NET DENSITY
1	RESIDENTIAL >1-2	SF-10	12.6 AC.	10.9 AC.	20	1.59
						1.83

LOT NOTES:

1. THERE SHALL BE A REAR YARD HAVING A DEPTH OF NOT LESS THAN 30 FEET FOR SINGLE-STORY AND 35 FEET FOR TWO-STORY HOUSES WHERE THE REAR YARD ABUTS A PARCEL DESIGNATED RESIDENTIAL > 8-14 DU/ACRE, RESIDENTIAL > 14-25 DU/ACRE, AND ARTERIAL OR COLLECTOR STREETS.
2. THERE SHALL BE A REAR YARD HAVING A DEPTH OF NOT LESS THAN 40 FEET FOR TWO-STORY HOUSES WHERE THE REAR YARD ABUTS A PARCEL DESIGNATED AS NONRESIDENTIAL.
3. ALL LOTS SIDING TO AN ARTERIAL STREET MUST HAVE A MINIMUM 15 FOOT SIDE YARD SETBACK.
4. LOTS 5-10 TO HAVE SIDE SETBACKS OF 10' AND 9' AND HAVE A MINIMUM WIDTH OF 84'.
5. LOT 20 TO HAVE A SIDE SETBACK OF 15' AND 9'.
6. LOTS 1-10 TO HAVE 40' REAR SETBACK ON ALL 2-STORY HOMES/HOUSES.

LOT TABLE	
LOT NO.	AREA (SQ.FT)
1	18,582
2	16,238
3	18,689
4	19,538
5	19,023
6	18,998
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12	16,458
13	18,562
14	19,227
15	19,227
16	18,588
17	18,273
18	18,858
19	16,670
20	19,525

TRACT TABLE		
TRACT	AREA (SF)	USE
TRACT A	17,213	LS, RD & PAE
TRACT B	4,881	LS, RD & PAE
TRACT C	50,736	LS, RD & PAE
TRACT D	5,958	RD & VNAE
TRACT E	20,506	RD, PAE, REC & VNAE
TRACT F	9,587	RD & VNAE

AREA (SF)	
TOTAL LOT AREA	366,184
TOTAL TRACT AREA	108,881

\*\*OPEN SPACE AREA 1.57 AC (12.4%)

TRACT USE LEGEND

LS LANDSCAPE OPEN USE  
RD RETENTION & DRAINAGE  
REC RECREATION  
PAE PUBLIC ACCESS EASEMENT  
VNAE VEHICULAR NON ACCESS EASEMENT

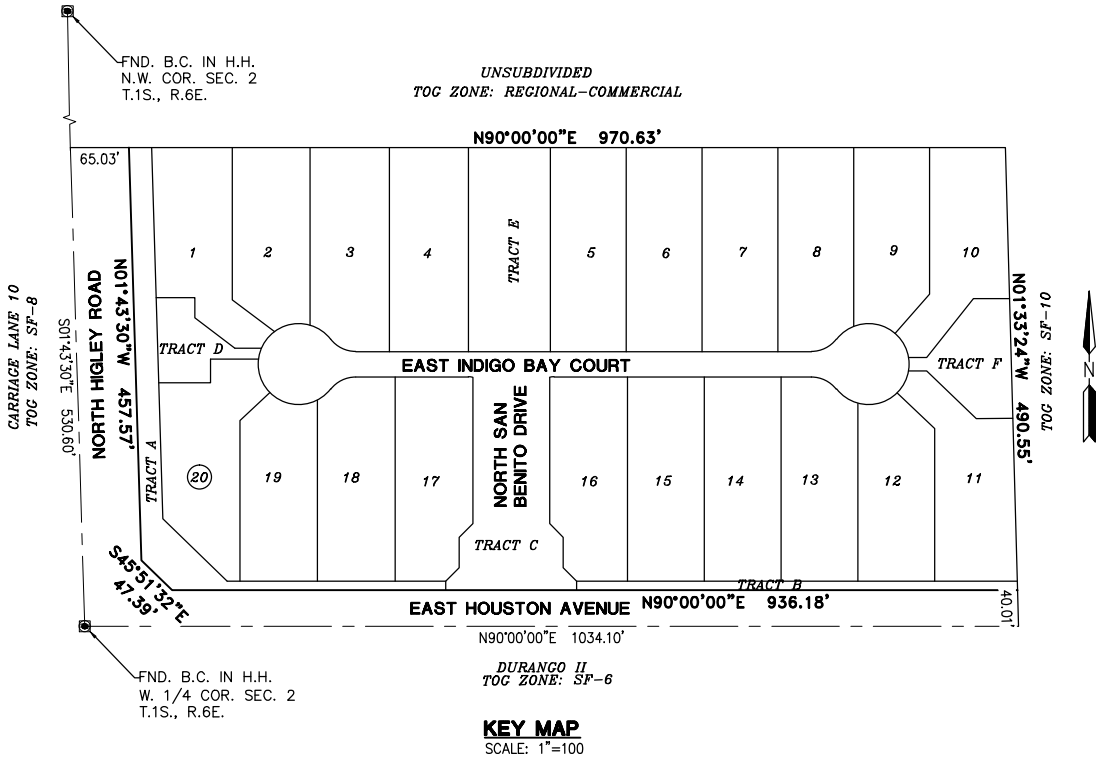
GROSS AND OPEN SPACE AREA NOTES:

\* GROSS AREA EXTENDS TO MONUMENT LINE INCLUDING ALL OF EAST HOUSTON AVENUE ROW AND HIGLEY ROAD ROW.

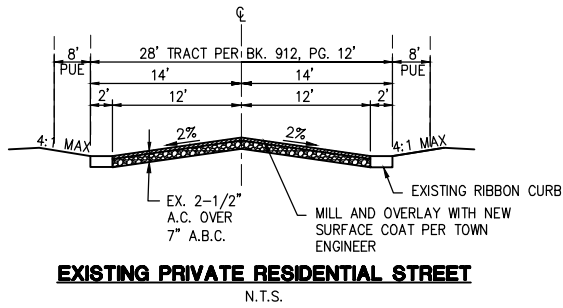
\*\* OPEN SPACE AREA INCLUDES TRACTS A,B,D,E,F & LADSCAPE AREAS OF TRACT C  
NOTE: THE ENCLAVE - VIA BELLA HOMEOWNERS ASSOCIATION OWNS AND MAINTAINS ALL TRACTS

PRELIMINARY PLAT  
FOR  
A REPLAT FOR THE ENCLAVE - VIA BELLA  
PREVIOUSLY RECORDED IN BOOK 912, PAGE 12, MCR.

A 20 LOT GATED COMMUNITY LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

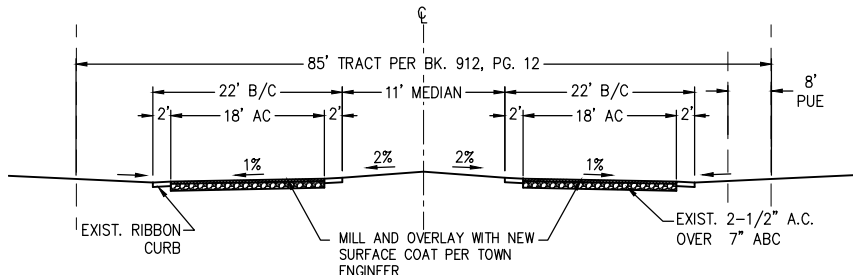


KEY MAP  
SCALE: 1"=100



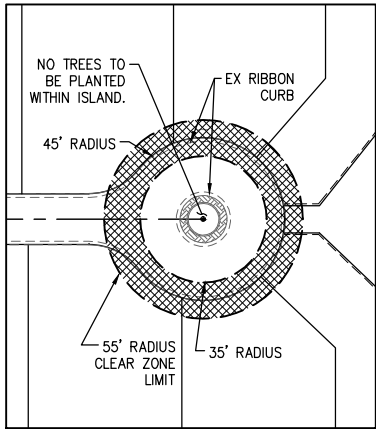
EXISTING PRIVATE RESIDENTIAL STREET

N.T.S.



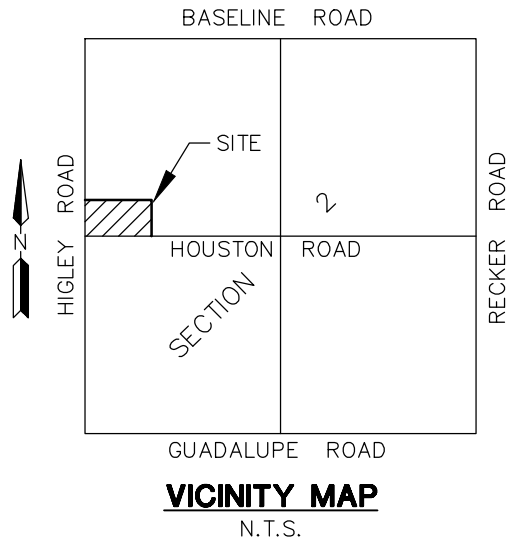
EXISTING PRIVATE RESIDENTIAL STREET W/MEDIAN

N.T.S.



FIRE DEPT. TURNING RADIUS CLEAR ZONE DETAIL

SCALE: 1"=50



VICINITY MAP  
N.T.S.

DEVELOPER

ASHTON WOODS ARIZONA, LLC  
6991 E. CAMELBACK ROAD, SUITE A-200  
SCOTTSDALE, AZ 85251  
PH: 480.391.6000  
CONTACT: MARI FLYNN

ENGINEER/PLANNER

HILGARTWILSON  
2141 E. HIGHLAND AVENUE, SUITE 275  
PHOENIX, AZ 85016  
PH: 602.490.0535  
FAX: 602.368.2436  
CONTACT: NGUYEN LAM

LANDSCAPE ARCHITECT

IRONWOOD PLANNING  
2093 W. ENFIELD WAY  
CHANDLER, AZ 85248  
PH: 480.540.7556  
FAX: 623.362.2813  
CONTACT: BRIAN RUDE

BASIS OF BEARING

BASIS OF BEARING IS ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING:

NORTH 01 DEGREES 43 MINUTES 30 SECONDS WEST

BENCHMARK NOTE:

BENCHMARK IS A FOUND 3" MCHD BRASS CAP LOCATED AT THE INTERSECTION OF HIGLEY ROAD AND BASELINE ROAD.  
ELEVATION = 1294.784 PER TOG DATUM (NAVD 88)

UTILITIES

WATER TOWN OF GILBERT  
SEWER TOWN OF GILBERT  
ELECTRIC SALT RIVER PROJECT  
TELEPHONE/CABLE CENTURYLINK COMMUNICATIONS/COX COMMUNICATIONS  
GAS SOUTHWEST GAS  
SOLID WASTE DISPOSAL TOWN OF GILBERT  
POLICE PROTECTION TOWN OF GILBERT  
FIRE PROTECTION TOWN OF GILBERT  
SCHOOLS GILBERT SCHOOL DISTRICT

SHEET INDEX

COVER SHEET, LEGAL, TABLES CV01  
PRELIMINARY PLAT PP01  
UTILITY PLAN UT01  
GRADING & DRAINAGE PLAN GD01  
GRADING & DRAINAGE DETAILS GD02

SPECIAL RETENTION NOTES

ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE 50 YEAR, 24 HOUR STORM WITHIN 36 HOURS. OWNER(S) OF ANY BASIN FAILING TO MEET THIS REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.

ON LOT STORMWATER RETENTION IS PROVIDED IN THIS SUBDIVISION. NO STORMWATER SHALL DISCHARGE ONTO NEIGHBORING PROPERTIES OR STREETS. ALL LOTS WILL REQUIRE REAR YARD RETENTION TO PROVIDE A MINIMUM OF 1,685 C.F. OF RETENTION AT A DEPTH NO GREATER THAN 1 FOOT. ADDITIONAL RETENTION WILL BE PROVIDED IN TRACTS OR DRAINAGE EASEMENTS LOCATED IN THE FRONT YARDS. THESE ADDITIONAL BASINS WILL BE CONNECTED THROUGH A SERIES OF INLETS AND SMALL PIPES TO EXISTING DRYWELL NO. 2 AND PROPOSED DRYWELL NO. 1.

FUTURE PROPERTY OWNERS MAY NOT CONSTRUCT WALLS, BERMS OR ANY OTHER PAVING OR LANDSCAPING THAT MIGHT BLOCK STORM WATER FLOW FROM THE PRIVATE STREET TOWARD THE RETENTION AREAS ON THEIR PROPERTIES.

ALL DRYWELLS SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND ARE TO BE MAINTAINED, REPAIRED OR REPLACED BY THE ASSOCIATION WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A 36 HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL SILTING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL.

ALL ONSITE RETENTION BASINS OR COMBINATION OF RETENTION BASINS WITHIN THIS PROJECT ARE DESIGNED TO CONTAIN THE 50 YEAR, 24 HOUR STORM.

ALL OFFSITE RETENTION BASINS OR COMBINATION OF RETENTION BASINS WITHIN THE ADJACENT R/W AND LANDSCAPE EASEMENTS OF THIS PROJECT ARE DESIGNED TO CONTAIN THE 50 YEAR, 24 HOUR STORM.

REV:

HILGARTWILSON

ENGINEER | PLANNER | SURVEY | MANAGE

2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436  
www.hilgartwilson.com

PROJ NO.: 1405

DATE: APRIL 2014

SCALE: NTS

DRAWN: FDM

DESIGNED: FDM

APPROVED: NL

DWG. NO.

CV01

SHT. 1 OF 5

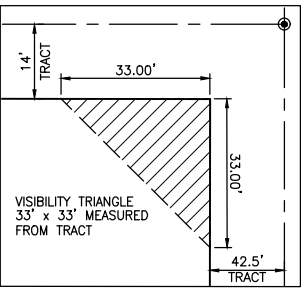
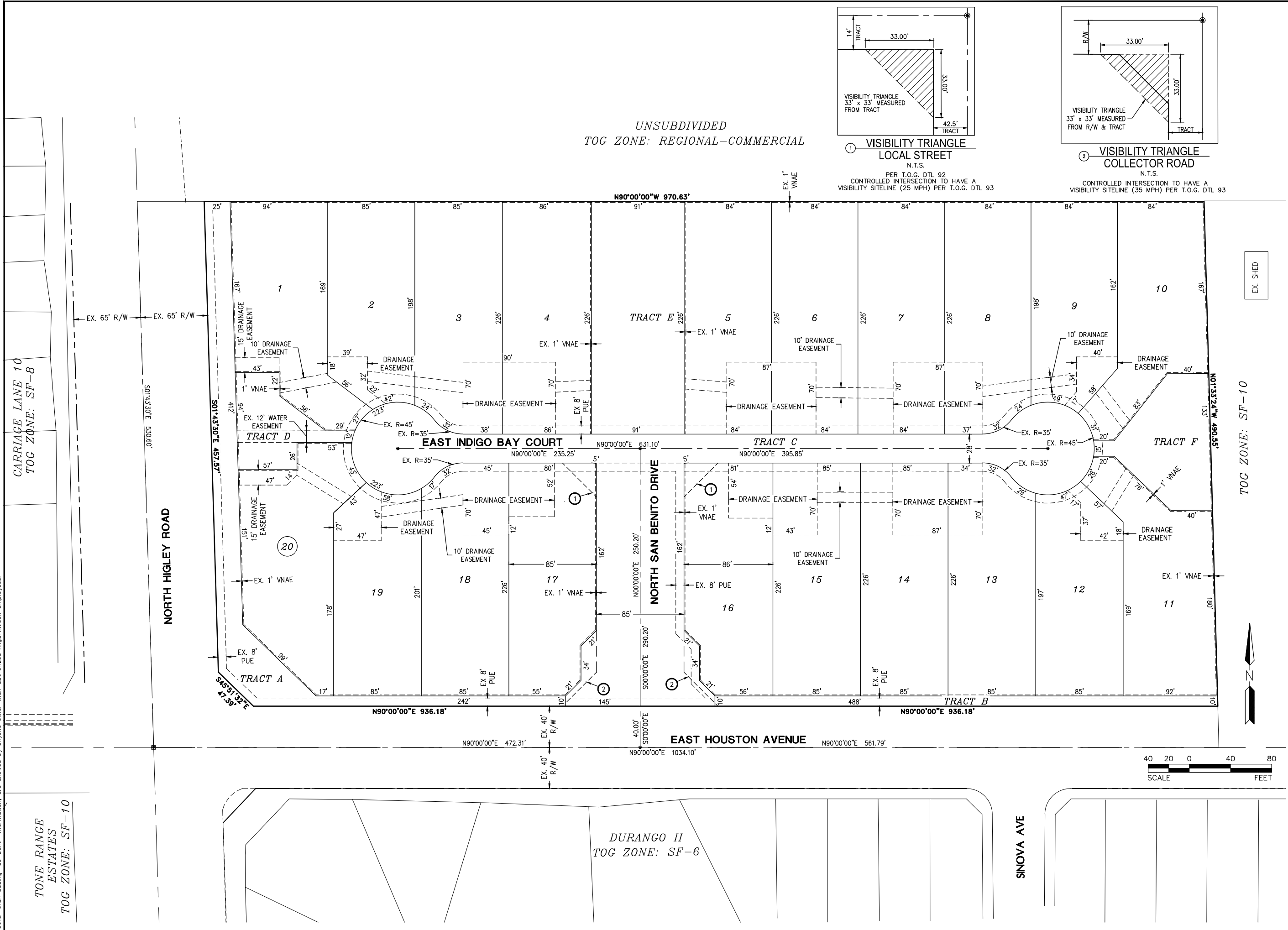
THE ENCLAVE - VIA BELLA

NEC HIGLEY RD. & HOUSTON AVE.

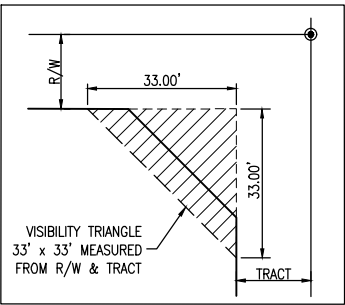
GILBERT, ARIZONA

PRELIMINARY PLAT - COVER SHEET

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① VISIBILITY TRIANGLE  
LOCAL STREET  
N.T.S.  
PER T.O.G. DTL 92  
CONTROLLED INTERSECTION TO HAVE A  
VISIBILITY SITELINE (25 MPH) PER T.O.G. DTL 93



② VISIBILITY TRIANGLE  
COLLECTOR ROAD  
N.T.S.  
CONTROLLED INTERSECTION TO HAVE A  
VISIBILITY SITELINE (35 MPH) PER T.O.G. DTL 93

REV:	
<b>HILGARTWILSON</b> ENGINEER   PLANNING   SURVEY   MANAGEMENT 2141 E. HIGHLAND AVE., STE. 250   P: 602.490.0535 / F: 602.368.2436 PHOENIX, AZ 85016 www.hilgartwilson.com	
<b>THE ENCLAVE - VIA BELLA</b> NEC HIGLEY RD. & HOUSTON AVE. GILBERT, ARIZONA	
<b>PRELIMINARY PLAT</b>	
	PROJ. NO.: 1405 DATE: APRIL 2014 SCALE: 1"=40' DRAWN: FDM DESIGNED: FDM APPROVED: NL
<b>PP01</b> SHT. 2 OF 5	

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UNSUBDIVIDED  
TOG ZONE: REGIONAL-COMMERCIAL

CARRIAGE LANE 10  
TOG ZONE: SF-8

TONE RANGE  
ESTATES  
TOG ZONE: SF-10

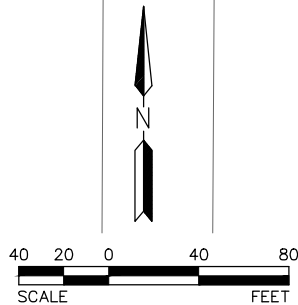
NORTH HIGLEY ROAD

SINOVA AVE

DURANGO II  
TOG ZONE: SF-6

EX. SHED

TOG ZONE: SF-10



REV:

**HILGARTWILSON**  
ENGINEER | PLANNING | SURVEY | MANAGEMENT  
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**THE ENCLAVE - VIA BELLA**

NEC HIGLEY RD. & HOUSTON AVE.  
GILBERT, ARIZONA

PRELIMINARY PLAT - UTILITY PLAN

<b>HILGARTWILSON</b>	PROJ. NO.: 1405
	DATE: APRIL 2014
	SCALE: 1"=40'
	DRAWN: FDM
	DESIGNED: FDM
	APPROVED: NL
	DWG. NO. <b>UT01</b>
	SHT. 3 OF 5



TONE RANGE  
ESTATES  
TOG ZONE: SF-10

CARRIAGE LANE 10  
TOG ZONE: SF-8

RETENTION VOLUME AND DEWATERING NOTE:

THE RETENTION FOR ENCLAVE - VIA BELLA, IS BROKEN INTO THREE PARTS. THE FIRST PART IS THE RETENTION REQUIRED FOR THE HALF STREET OF HIGLEY ROAD AND A PORTION OF THE HALF STREET OF HOUSTON AVENUE. THIS VOLUME REQUIRED IS 15,023 C.F. EXISTING RETENTION BASIN NO. 1 PROVIDES 15,055 C.F. OF STORAGE. PER TOWN OF GILBERT EACH DRYWELL DEWATERS 43,500 C.F. DURING THE DESIGN EVENT. EXISTING DRYWELL NO. 1 WILL DEWATER EXISTING RETENTION BASIN NO. 1.

THE SECOND PART OF THE RETENTION IS THE REAR YARD RETENTION. EACH LOT WILL HAVE A RETENTION BASIN THAT IS 0.75' DEEP AND MUST RETAIN A MINIMUM OF 1685 C.F. THIS VOLUME WILL BE ALLOWED TO PERCOLATE WITHOUT THE USE OF A DRYWELL.

THE THIRD PART OF THE RETENTION IS THE FRONT YARD RETENTION BASINS AND EXISTING RETENTION BASIN NO. 2A & 2B. THESE RETENTION BASINS WILL BE CONNECTED TO EACH OTHER THROUGH A SERIES OF INLETS, PIPES AND DRYWELLS TO RETAIN A TOTAL VOLUME THAT INCLUDES A PORTION OF THE LOTS AND A PORTION OF TRACT A, TRACTS B-F AND A PORTION OF HOUSTON AVENUE HALF STREET. THE VOLUME REQUIRED IS 45,941 C.F. THE VOLUME PROVIDED IN THE BASINS RT-1 TO RT-14 AND EXISTING RETENTION BASIN NO. 2A & 2B IS 79,532 C.F. TWO DRYWELLS ARE ONSITE TO DEWATER THIS SERIES OF BASINS, PROPOSED DRYWELL NO. 1 AND EXISTING DRYWELL NO. 2. THE TWO DRYWELLS WILL DEWATER THE VOLUME REQUIRED DURING THE DESIGN EVENT. PLEASE REFER TO PLAN FOR BASIN AND DRYWELL LOCATIONS.

UNSUBDIVIDED  
TOG ZONE: REGIONAL-COMMERCIAL

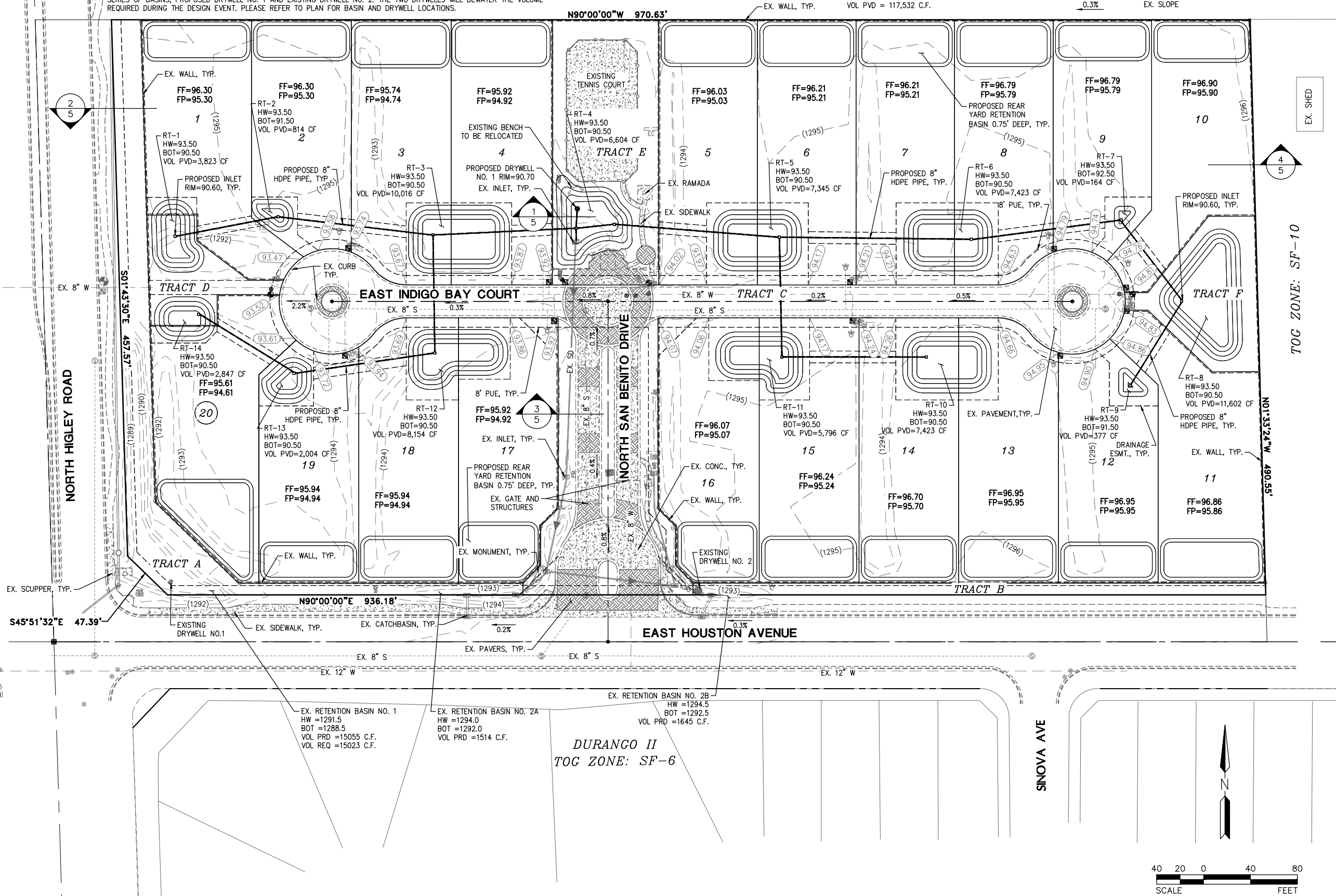
RETENTION:  
PROPOSED REAR YARD RETENTION (0.75' DEEP  
BASINS LOCATED IN EACH REAR YARD)  
MIN. REAR YARD LOT VOL REQ = 1685 CF  
MIN. REAR YARD LOT PVD = 1702 CF  
VOL REQ = 33,700 CF  
VOL PVD = 38,000 CF

ADDITIONAL ONSITE RETENTION (BASINS LOCATED  
IN FRONT YARDS AND IN TRACTS B, D, E AND F)  
VOL REQ = 45,941 CF  
VOL PVD = 79,532 CF

TOTAL RETENTION:  
VOL REQ = 79,641 CF  
VOL PVD = 117,532 C.F.

LEGEND

92.00	EX. TOP OF CURB ELEVATION
-----	BOUNDARY
-----	STORM PIPE
-----	RIGHT OF WAY
HW	HIGH WATER ELEV
RT-1	PROPOSED RETENTION BASIN NUMBER
BOT	BOTTOM OF BASIN
VOL REQ	VOL REQUIRED
VOL PVD	VOL PROVIDED
0.3%	EX. SLOPE



REV: \_\_\_\_\_

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THE ENCLAVE - VIA BELLA

NEC HIGLEY RD. & HOUSTON AVE.  
GILBERT, ARIZONA

PRELIMINARY PLAT - GRADING & DRAINAGE PLAN

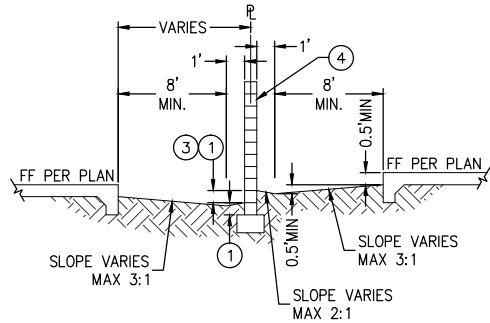
**HILGARTWILSON**

PROJ. NO.:	1405
DATE:	APRIL 2014
SCALE:	1"=40'
DRAWN:	FDW
DESIGNED:	FDW
APPROVED:	NL

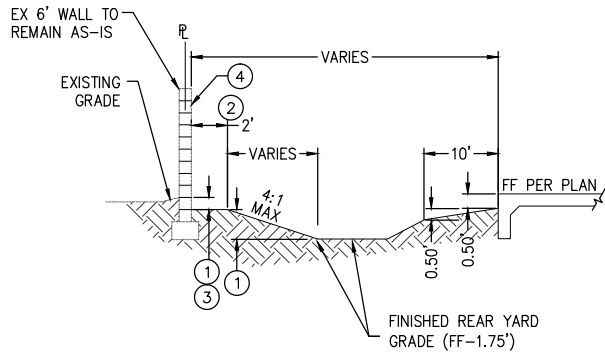
DWG. NO. **GD01**

SHT. 4 OF 5

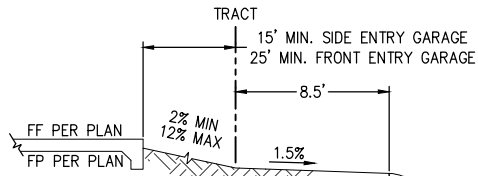
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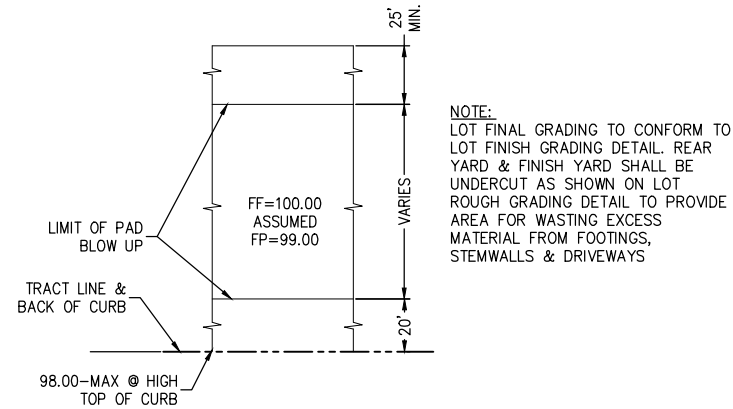
1-1 TYPICAL FINISHED SIDE YARD  
SCALE = 1" = 5'



2-2 TYPICAL FINISHED REAR YARD  
SCALE = 1" = 5'



3-3 TYPICAL FINISH GRADING  
SECTION THRU FRONT YARD  
SCALE = 1" = 5'



TYPICAL LOT ROUGH  
GRADING DETAIL  
SCALE = 1" = 5'

#### WALL & RETAINING WALL CRITERIA:

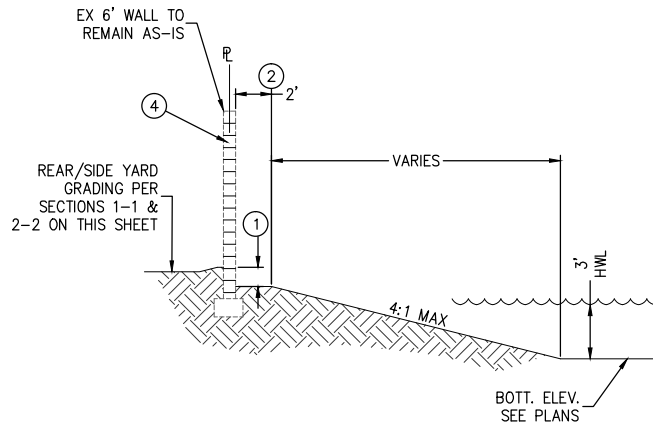
AS IDENTIFIED ON THE PLANS, PROPOSED RETAINING WALLS ARE SHOWN UNDER THE FOLLOWING CONDITIONS:

- SIDE YARD TO SIDE YARD GRADE DIFFERENTIALS GREATER THAN 8 INCHES.
- REAR YARD TO REAR YARD GRADE DIFFERENTIALS GREATER THAN 8 INCHES.
- HIGH SIDE YARD TO LOW REAR YARD GRADE DIFFERENTIALS GREATER THAN 8 INCHES.
- HIGH REAR YARD TO LOW SIDE YARD GRADE DIFFERENTIALS GREATER THAN 8 INCHES.

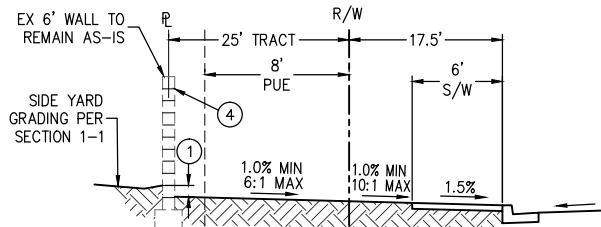
IN ALL OTHER CONDITIONS, HOMEBUILDER/DEVELOPER SHALL DETERMINE TYPE AND SIZE OF WALL. THE DESIGN OF WALLS INCLUDING MASONRY BLOCK AND RETAINING WALLS SHALL BE BY HOMEBUILDER'S/DEVELOPER'S STRUCTURAL ENGINEER. WALL HEIGHTS AND GRADE DIFFERENTIAL ACROSS WALLS SHALL BE DETERMINED AND APPROVED BY HOMEBUILDER'S/DEVELOPER'S STRUCTURAL ENGINEER.

#### WALL & RETAINING WALL NOTES:

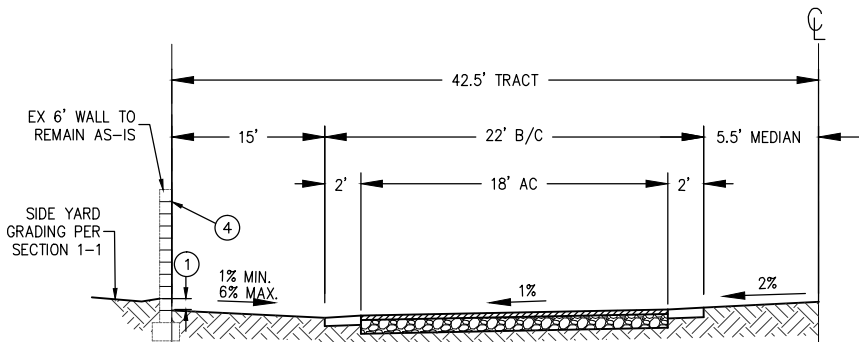
- NOTHING ON THE PLANS SHALL BE INTERPRETED OR CONSTRUED TO DETERMINE THE ALLOWABLE DROP ACROSS WALLS. ANY ELEVATION DROPS SHALL BE IN ACCORDANCE WITH THE STRUCTURAL DETAILS & SPECIFICATIONS (BY OTHERS).
  - HOMEBUILDER MAY ELECT TO DELETE SHELF IF APPROVED BY THEIR STRUCTURAL ENGINEER.
  - REFER TO RETAINING WALL STRUCTURAL DETAILS & SPECIFICATIONS (BY OTHERS).
  - REFER TO LANDSCAPE ARCHITECTS WALL PLANS FOR WALL TYPES AND DETAILS.
- INSTALL WALL OPENING W/ BOTTOM OF OPENING AT ELEVATION AS NOTED. OPENING TO HAVE 32 SQ. IN. CROSS SECTIONAL AREA. CONTRACTOR TO VERIFY THAT WALL OPENING MEETS MIN. CROSS SECTIONAL AREA.
- LOCATION AND ELEVATION TO BE DETERMINED BY HOMEBUILDER/DEVELOPER HOLDING THE MIN. 0.5% SWALE FROM THE REAR YARD.



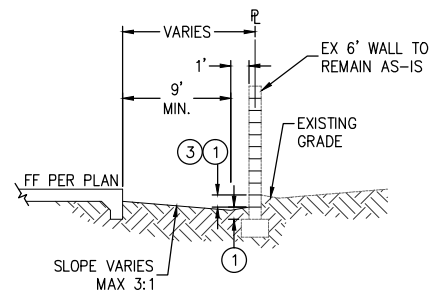
1 WALL SECTION  
REAR/SIDE YARD TO BASIN  
SCALE = 1" = 5'



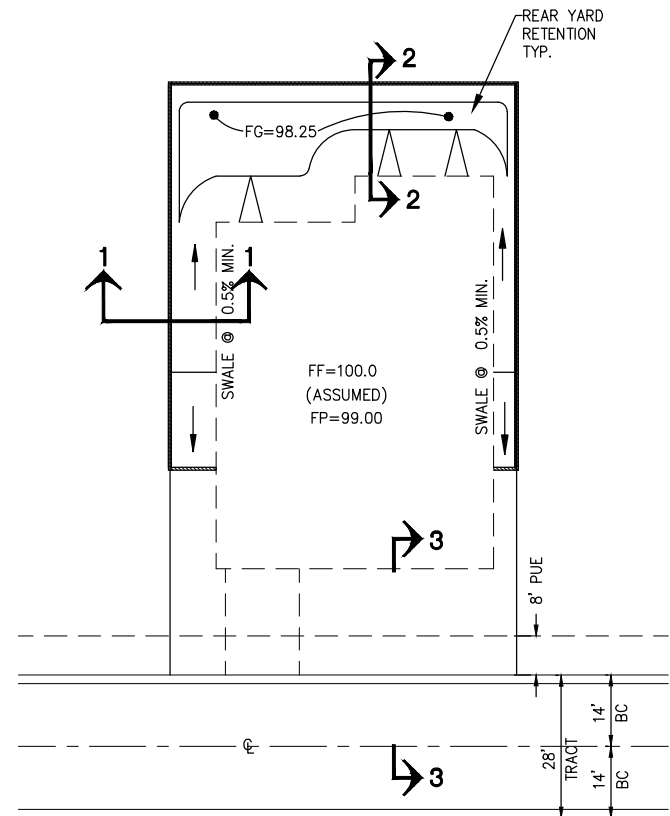
2 SIDE YARD TO HIGLEY ROAD  
SCALE = 1" = 5'



3 SIDE YARD TO ROADWAY TRACT  
SCALE = 1" = 5'



4 SIDE YARD TO EAST PROPERTY  
SCALE = 1" = 5'



TYPICAL FINISHED LOT GRADING DETAIL  
SCALE = N.T.S. SEE SECTIONS 1 - 3 ABOVE.

REV:

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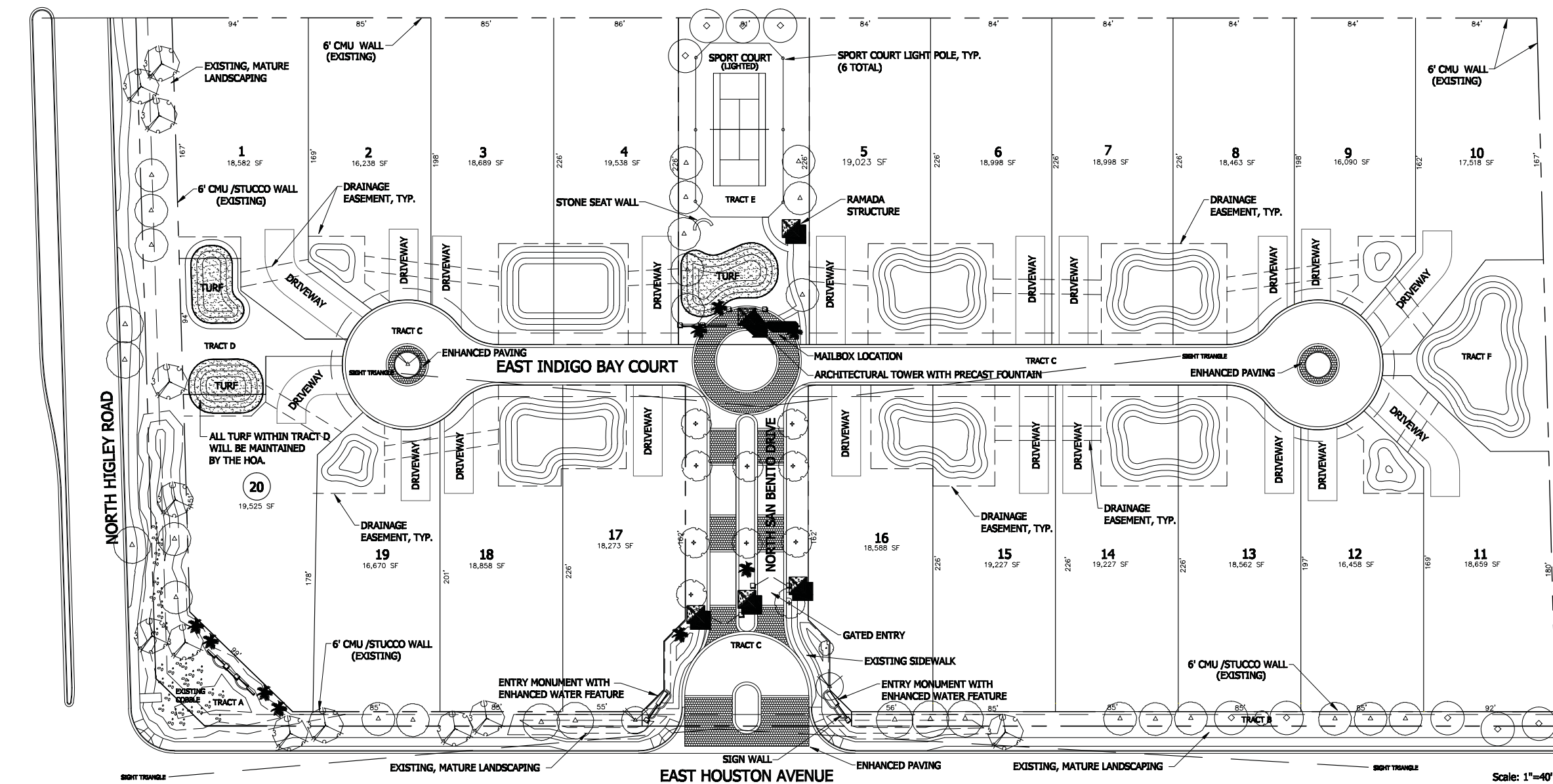
**THE ENCLAVE - VIA BELLA**

NEC HIGLEY RD. & HOUSTON AVE.  
GILBERT, ARIZONA

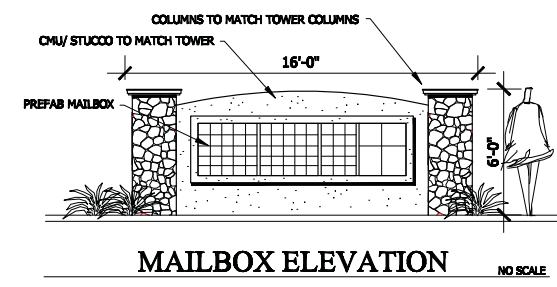
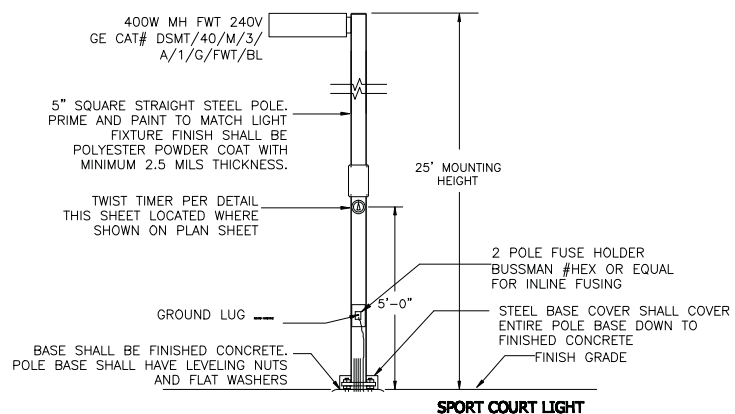
PRELIMINARY PLAT - GRADING & DRAINAGE PLAN

<b>HILGARTWILSON</b>	PROJ. NO.: 1405
	DATE: APRIL 2014
	SCALE: NTS
	DRAWN: FDM
	DESIGNED: FDM
	APPROVED: NL
	DWG. NO. <b>GD02</b>
	SHT. 5 OF 5





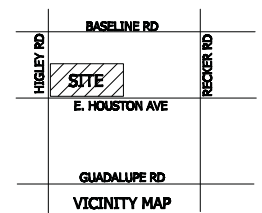
Plant Legend		
SYMBOL	BOTANICAL/COMMON NAME	SIZE
TREES		
	OLEA EUROPEA	24" BOX
	QUERCUS VIRGINIANA	24" BOX
	PISTACIA CHINENSIS	24" BOX
	CUPRESSUS SEMPERVIRENS	24" BOX
	ULMUS PARVIFOLIA	24" BOX
	CHITALPA TASHKENTENSIS	24" BOX
	SCHINUS TEREBINTHIFOLIUS	24" BOX
	PHOENIX DACTYLIFERA	12" BTH
SHRUBS		
	BOUGAINVILLEA 'LA JOLLA'	5 GAL.
	CAESALPINIA PULCHERRIMA	5 GAL.
	LEUCOPHYLLUM LAEVIGATUM	5 GAL.
	ERIMOPHILA SP. 'VALENTINE'	5 GAL.
	MUHLENBERGII RIGIDA 'NASHVILLE'	5 GAL.
	DASYLIRION WHEELERI	5 GAL.
	RUELLIA PENNINSULARIS	5 GAL.
	DODONEA VISCOOSA	5 GAL.
	TECOMA STANS	5 GAL.
	CAESALPINIA MEXICANA	5 GAL.
GROUND COVER		
	ROSMARINUS OFFICINALIS	1 GAL.
	CONVOLVULUS CNEORUM	1 GAL.
	LANTANA SPECIES 'NEW GOLD'	1 GAL.
	LANTANA MONTENSIS	1 GAL.
	RUELLIA BRITTONIANA 'KATIE'	1 GAL.
	CYNODON DACTYLON "MIDIRON"	SOD
MATERIALS		
	CURBMATE CONCRETE HEADER	6 x 6 CURBSTYLE
	DECOMPOSED GRANITE	3/4 SCREENED



- NOTES:
- THE INFRASTRUCTURE FOR THIS PROJECT IS EXISTING, INCLUDING LANDSCAPING, IRRIGATION, WALLS, COLUMNS, GATES AND ENHANCED PAVING. THE FINAL LANDSCAPE PLANS WILL IMPROVE ANY DETERIORATED ELEMENTS OR PLANT MATERIALS.
  - REFER TO THE PROJECT MATERIAL COLOR BOARD FOR PICTURES OF THE EXISTING LANDSCAPE, FINISHES, COLORS AND SIGNAGE.

LANDSCAPE AREA CALCULATIONS	
GROSS SITE AREA:	548,856 SF
NET SITE AREA:	475,064 SF
OPEN SPACE:	68,321 SF
COMMON AREA LANDSCAPE:	45,205 SF
PUBLIC R.O.W. LANDSCAPE:	19,514 SF
TURF AREA:	5,685 SF (6,832 SF ALLOWED)

OPEN SPACE SITE DATA	
GROSS AREA:	12.6 AC
NET AREA:	10.9 AC
OPEN SPACE:	1.57 AC (12.4%)
LOT COUNT:	20
NET DENSITY:	1.83 DU/AC



REGISTERED LANDSCAPE ARCHITECT  
BRIAN C. RUIZ  
2/26/14  
EXPIRES 12-31-16

**Ironwood Planning**  
Landscape Architecture  
Land Planning  
(Ph.) 480-540-7556  
(Fax) 623-362-2813

# Gilbert, Arizona

# THE ENCLAVE - VIA BELLA

## LANDSCAPE AND OPEN SPACE PLAN

**Z14-09 - Request to rezone approximately 13 acres of real property generally located at the northeast corner of Higley Road and Houston Avenue from Town of Gilbert Single Family - 35 (SF-35) zoning district to Town of Gilbert Single Family-10 (SF-10) zoning district with a Planned Area Development Overlay.**

Planner Cadavid displayed an aerial map and pointed out the general location of the subject site as well as the surrounding uses. She noted that to the north was SF – 10 with residential to the east and SF – 6 to the south and west. Staff is of the opinion that this rezoning makes sense and is not something unusual. In terms of the Regional Commercial vacant piece to the north, staff is working with the owners who plan to come forward with a commercial subdivision. A user has currently come forward who would like to occupy the parcel to the north for a congregate living facility. They cannot proceed until the preliminary plat has been put together. Most improvements are already in place which includes streets, gates, entrances, monument signs, etc. Planner Cadavid said that a summary of the applicant's request is; almost 13 acres, residential 1 – 2, zoning SF – 10 with a PAD, 20 lots proposed, that all lots exceed 16,000 ft.<sup>2</sup>. The amendments to the standards of the SF- 10 are as follow:

- Reduction in the lot width by 1 foot for 6 lots east of the common area and for lot 20, due to placement of current infrastructure.
- Reduction in the side setback from 10' and 10' to 10' and 9'. Staff considers this a function of the proposed deviation above.
- Deviation from LDC Section 2.104.B, which limits the height of the units backing onto the Regional Commercial (RC) zoning district to single-story. Staff can support if the Assisted Care Facility currently in the pre-application stage is in fact the use that will be developed to the north. Staff also considers a mitigation factor to be the lots depth; however, staff is of the opinion that it is necessary to maintain the current minimum rear setback dimension of 40' (SF-35) instead of the 30' (SF-10) for any two-story house built along the northern boundary.
- Deviation from the required separation fence of 8 feet in height (LDC 4.109.A.1.c) to maintain the existing 6' high masonry wall. Staff recommends the LDC provision to be implemented to the portion not built and currently laid with chain link fence along the east and northeast of the site. Compliance with this requirement will require coordination with the private property to the east and northeast of the subject site.

Planner Cadavid noted that there was a gap in the fence on the Southeast portion on the site and staff has asked the applicant to coordinate with the owner of that property and build the fence that the code requires which is 8 feet. Planner Cadavid displayed photos of the subject site. She noted that she attended the neighborhood meeting and there was very positive response from those who attended.

Commissioner Peterson asked for clarification on the gap in the fence.

Planner Cadavid said that her understanding was that it was a portion abutting the orchard that belongs to a neighbor. She said that it needed to be built to code and with masonry and that presently it was a chain-link fence.

Commissioner Peterson said that it would be odd to build in that section with 8 foot fence if the rest is 6 feet.